

£230,000  
Freehold



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### Features

- A WELL POSITIONED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOLD WITH NO ONWARD CHAIN
- SPACIOUS & AIRY ACCOMMODATION
- LARGE LOUNGE & SEPARATE DINING ROOM
- GUEST WC / UTILITY ROOM
- THREE PIECE FAMILY BATHROOM
- LARGE CORNER PLOT WITH DETACHED DOUBLE GARAGE
- GARDENS TO FRONT, SIDE AND REAR
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

## Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\* LARGE CORNER PLOT \*\* TWO SEPARATE RECEPTIONS \*\*** JonSimon Estate Agents are pleased to bring to the market this well loved semi-detached property, located in a well sought after and desirable location, set in the heart of Edenfield, Ramsbottom. The property in brief comprises of entrance hallway with downstairs WC/utility room and a spacious lounge, separate dining room and kitchen diner with access to a large and rear garden. To the first floor are three good sized bedrooms and family bathroom. This home provides easy access to local amenities, excellent schools, and transport links. The nearby town center offers a variety of shopping, dining, and entertainment options, ensuring all your needs are met within a short distance. The property benefits from gas central heating and double glazing throughout. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office, Independent mortgage advice available if required.

Tenure: Freehold

Local Authority/Council Tax

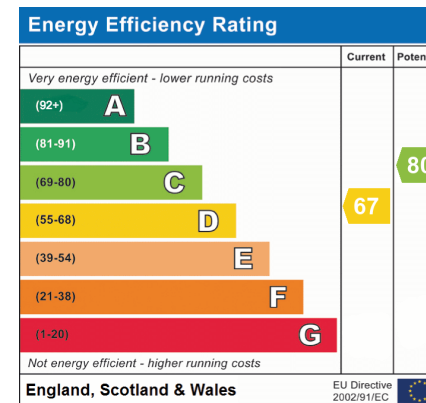
Rossendale Council: B Annual Amount:£1796.56 Approx.

Flood Risk: Very Low

Broadband availability

Superfast: Download: 219Mbps Upload: 32Mbps

Mobile Coverage



### Local Authority

Rossendale Council  
Band B  
Tax Band Amount: £1796.56

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front door, ceiling point and stairs leading to the first floor landing.

#### Lounge

2 UPVC double glazed windows, two radiators, electric wall mounted fire, wall lights, TV point and ceiling point.

#### Dining Room

UPVC double glazed window, radiator and ceiling point.

#### Kitchen

A range of wall and base units with complementary works surface, single bowl sink unit with drainer, part tiled walls, radiator, storage cupboard, ceiling point and UPVC double glazed window.

#### Guest WC / Utility Room

A two piece white suite comprising of a low-level WC, wash hand basin, parts tiled walls, plumbed for washing machine, combi boiler, ceiling point and UPVC double glazed windows.

#### Rear Hallway

UPVC double glazed back door and ceiling point.

### First Floor

#### Landing

UPVC double glazed window, radiator, loft access and ceiling point.

### Bedroom One

UPVC double glazed window, built-in wardrobes, storage cupboard and ceiling point.

### Bedroom Two

UPVC double glazed window, storage cupboard and ceiling point.

### Bedroom Three

UPVC double glazed window and ceiling point

### Family Bathroom

A three-piece white suite comprising of a panel bath with mixer taps, electric shower above, low level WC, wash hand basin, radiator, part tiled walls, ceiling point and UPVC double glazed window.

### Outside

#### Gardens

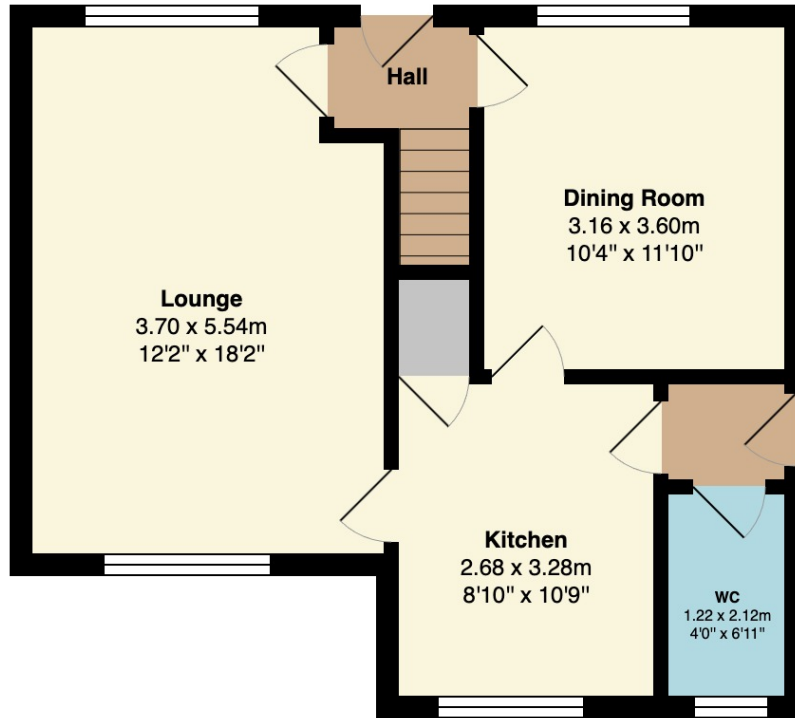
Front: A flagged pathway leading to the front door, lawn area with well established borders and shrubs.

Side: Lawn area with well established borders and shrubs.

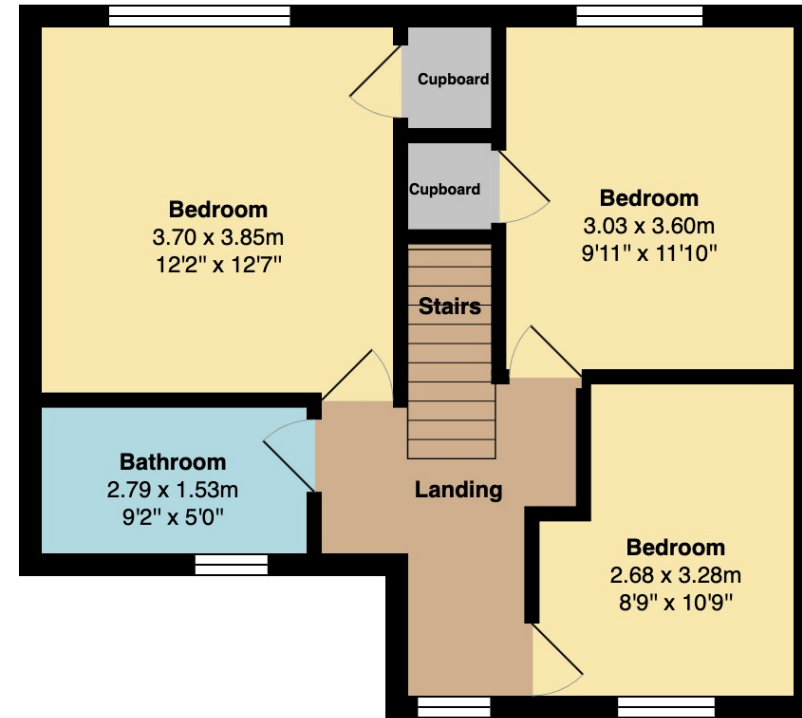
Rear: A flagged patio area, lawn area, well established borders and shrubs, wooden shed, outside water tap and fence panel surround.



# Floorplan



**Ground Floor**  
Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>



**First Floor**  
Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>

Total Area: 99.9 m<sup>2</sup> ... 1076 ft<sup>2</sup>

## General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Measurements

All measurements quoted are approximate.

## Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.